

CLEVEDON TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMITTEE
ROOM, 44 OLD STREET ON WEDNESDAY 17th July 2013

PRESENT: Cllr G Hill – Committee Chairman in the Chair
 Cllrs B. Garner, B Hatch, J Norton-Sealey, A Shopland, C Wring.
 Ms Paula Heath Town Clerk

IN ATTENDANCE: Cllrs C Bussey, P McNeill, D Shopland, 1 member of public

7.30 pm **INFORMAL BUSINESS – APP NO 13/P/1051/F 53a Dial Road**

Mrs Graham - neighbouring property spoke on behalf of several neighbours objecting to this application. The plans indicate the increase in the footprint of the property taking it closer to the northern boundary. The roof height would increase with the inclusion of a first floor. The dormer windows would overlook and into neighbouring properties. The proposed balcony would overlook the adjacent property. The footpath/driveway adjacent to the property is for access to several properties but the applicant has placed signs up stating he is closing the route. The increased roof height would have an impact on the neighbouring properties view of the Channel.

FORMAL BUSINESS

P/13/580 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs C Francis-Pester, A Giles-Townsend, L Knott, G Watkins (family commitments).

P/13/581 DECLARATIONS OF INTEREST

***NOTE:** District Councillors will reconsider applications, as they are on the NSC North Area Committee, taking into account all relevant evidence and representations. Any decision taken at the Town Council does not bind them at North Somerset Council.*
 There were no declarations of interest made at the meeting.

P/13/582 MINUTES OF THE PLANNING COMMITTEE HELD ON 3rd July 2013

The minutes of the above Planning Committee meeting were approved and signed.

PART 1

P/13/583 CO-OPTION OF CLLR BUSSEY ON TO THE PLANNING COMMITTEE

Proposed, seconded and **AGREED** that Cllr Bussey be appointed onto the Planning Committee.

RESOLVED to recommend to Council they ratify the Committees decision to appoint Cllr Bussey to the Planning Committee.

PART 2

P/13/584 UPDATE ON ACTIONS NOT ELSEWHERE ON THE AGENDA

Concern was raised at the pre-planning made by Development Securities for Queen Square. The Members discussed the proposed application and the reported response by North Somerset Council planning officer. Members felt the current situation with NSC should be clarified. In response to a point made that any sale of NSC land and along with any planning permission will have to be agreed by the NS Councillors. 2 of the NS Councillors present (East & North) stated that if an offer was made to NSC they may sell the Public Open Space area and that they would not

expect the North Area Committee to support a refusal as Clevedon NS Councillors have no influence. NS Councillor (East) explained that in order to safeguard the Public Open Space of Queen Square Clevedon Town Council should consider purchasing the land.

The Town Clerk reminded members that as this is not an agenda item no decision could be made. It was **AGREED** to place it on the next Planning Agenda

Action: Deputy Town Clerk

P/13/585 PLANNING APPLICATIONS – COMMITTEE OBSERVATIONS

13/P/1051/F 53a Dial Hill Road

Members discussed the application and the comments made in the informal session. In respect of the adjacent footpath/access members noted that this was not a planning consideration.

RESOLVED: RECOMMEND REFUSAL

- Inappropriate over development in this location being large increase of foot print.
- Increase in roof height with new windows overlooking and into neighbouring properties
- Negative effect on adjacent properties due to overdevelopment and increase in roof height
- Detrimental effect on the view and setting from conservation area

13/P/1061/F 53 Claremont Gardens

Members discussed the application. The Chairman and Ward Councillor had visited the neighbouring property at the owner's request. Members noted that an access path to the rear of several properties ran at the side of the applicant's house and that the applicant had gated this access. As this is not a planning consideration

RESOLVED: NO OBJECTIONS

P/13/1074/F 1 Crawford Close

Members discussed the application, which is set within an area of bungalows, to provide an additional 1st floor space

RESOLVED: RECOMMEND REFUSAL

- Inappropriate overdevelopment of the site with the increase in roof height in a neighbourhood of bungalows
- Detrimental effect on the street scene contrary to the original estate design.

13/P/1084/F 82/84 Strode Road

Members discussed the application which includes the removal of garage and off road parking on this busy road.

RESOLVED: RECOMMEND REFUSAL

- The loss of the garage and therefore off road parking on a busy road with restricted on road parking.

13/P/1108/PDD Sixways toilet

Members discussed the application which is for prior notification. NS Councillors (East & North) along with Cllr McNeill expressed concern that they believed the work had started and required the Town Clerk to contact NSC to stop the application.

The Town Clerk informed members that no decision had been taken by the Council nor any action authorised in respect of the future of Sixways toilet other than the

clarification on the lease. Any decision on the future has to be taken by the Council as a corporate body or by a Committee if they have the necessary designated authority. (No individual councillor can act for nor give authority to undertake any action, including the Chairman without Council sanction).

Proposed, seconded and **RESOLVED** that under the Committee designated authority the Town Clerk is to contact NSC in respect of this application and ask for no further action pending the decision of the Council.

13/P/1126/WT 39 Hill Road

Members discussed the application for the felling of trees. The application states the trees are healthy and not causing problems to the property or underground services.

RESOLVED: RECOMMEND REFUSAL

- The trees are healthy
- The trees are not impinging on the property or underground services
- The Ash, Oak & Elms are becoming rare due to disease therefore healthy trees should be protected.

The Members requested that NSC investigate protecting these trees with Tree Preservation Order.

13/P/1139/F 8 Linkside

Members discussed the application.

RESOLVED: NO OBJECTIONS

13/P/1146/F Ardennes, Valley Road

Members discussed the application

RESOLVED: NO OBJECTIONS

13/P/1160/LB Clevedon Hall

Members discussed the listed building application in respect of alterations to the garden wall. Members were concerned at the inclusion in the application work which forms part of a separate application which has yet to be determined. Members were very concerned as to the aspect of the work relating to the listed wall which was contrary to the Listed Buildings Officer comments as specified in a previous application for this work which was refused. The materials and design were not in keeping with the historical nature of the wall and site.

RESOLVED: RECOMMEND REFUSAL by 5 votes to 2; Cllr Garner voted against.

- Does not comply with CS5 of the Core Strategy
- Does not comply with ECH4 of the NS Local Plan
- The materials and design are not in keeping with the historical asset that is the wall

Action: Deputy Town Clerk

13/586 SEVERN ESTUARY FLOOD RISK MANAGEMENT STRATEGY CONSULTATION

Members discussed the papers circulated prior to the 3rd July meeting with the link to the full consultation documentation. Members noted that the Clevedon section formed part of the future strategy of the whole of the Severn Estuary flood management. Members noted the comments made by the Environment Agency but expressed concern that the lack of funding, in the future, to maintain the flood

defences may put the people, property and business in Clevedon at risk. The need to maintain and improve the current flood defences with the increasing threat from rising water levels was expressed.

RESOLVED: The Chairman, with the Town Clerk, to draft the response to be sent by 31st July 2013

Action: Town Clerk, Committee Chairman

**13/587 REPORT OF THE PARISH VOICE PRESENTATION TO THE NORTH
AREA COMMITTEE ON 11 JULY 2013 –**

Cllr Wring reported on the presentation made to the North Area Committee on the application for World Heritage Status. The application would have to be done by North Somerset Council as the principal authority although a lot of the documentation and ground work would be done by Clevedon Town Councillors. Of the 10 listed criteria under which an application could be made, Clevedon can make a case for 5. The request has been passed to NSC Executive to authorise the application and any officer time.

**13/588 TO CONSIDER THE FORMATION OF A SUB-COMMITTEE OF THE
PLANNING COMMITTEE**

The Chairman requested this be deferred to the next Committee meeting to enable further information to be obtained; this was agreed.

Action: Deputy Town Clerk

P/13/589 FOR INFORMATION To receive and note;
589.1 PLANNING APPLICATIONS determined since 3rd July 2013.

589.2 NOTICE OF PLANNING APPEAL – App 13/P/0046/MMA 53 Dial Hill
Road

P/13/590 CHAIRMAN ITEMS FOR INFORMATION

There were no Chairman's items for information

P/13/591 PART 1 ITEMS.

As it requires Council ratification agenda item 4 the appointment of Cllr Bussey to the committee is a part 1

APPROVED AS A TRUE RECORD

CHAIRMAN:

The meeting finished at 8.50 pm

DATE:.....